



2 Clare Mead  
Rowledge, Surrey

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## 2 Clare Mead Rowledge, Farnham, Surrey, GU10 4BJ

A very well presented four-bedroom home, on a private road in sought-after Rowledge

Farnham and mainline station 3.0 miles (London Waterloo from 53 minutes), Guildford 13.0 miles, London 42 miles

Sitting room | Family room | Study  
Conservatory | Kitchen | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
3 Further bedrooms | Family bathroom | Double garage | Garden | EPC rating E

### The property

This comfortable detached family home provides flexible living with light reception rooms and attractive décor, while outside there is a beautifully maintained garden. The main reception room is the dual aspect sitting room with its bay window, brick-built fireplace and double doors leading to the large garden room, which is ideal for use as a further sitting area or as a family dining room. Panoramic view over the garden, west-facing windows and French doors open on to the garden. The kitchen has fitted units to base and wall level and a stainless-steel range cooker with a gas hob and an extractor hood, with the neighbouring utility room providing further storage and space for appliances. Additionally, the ground floor has a study and an additional reception room, which could be used as a family room, an office or a dining room.

On the first floor all four well-presented bedrooms benefit from built-in storage. The

principal bedroom has an en suite bathroom, with the family bathroom also located on the first floor. Both bathrooms include over-bath showers.

### Outside

The property is set on a leafy private residential street and has a front garden that is mostly laid to lawn, with various mature trees. The paved driveway provides parking for up to two vehicles, with additional parking and storage space in the integrated double garage. At the rear, the west-facing garden welcomes plenty of sunlight and comprises an area of patio, paved and gravel pathways, a greenhouse, a well-maintained lawn and colourful border beds with various shrubs and flowering perennials.

### Location

Clare Mead is located near the centre of Rowledge and all local facilities. The village has an award-winning butcher, post office and general store with the Hare and Hounds public house. The village green, playground, tennis club, cricket club and village hall are well supported. The church, popular pre-schools and primary school are highly regarded. There is excellent access to the surrounding countryside with a network of footpaths and bridleways. Walking, cycling, fishing and riding at Alice Holt Forest and Frensham Little Pond, with sailing at the Great Pond. An extensive choice of both state and private schooling is close by including Rowledge Primary School, Frensham Heights, Edgeborough, More House, and Weydon Academy.

The nearby Georgian town of Farnham benefits from an extensive range of boutique and high street shopping including Sainsbury's and Waitrose and a growing selection of cafes and restaurants. Communications are first class with the mainline station only three miles away. The A31/A3 and A331/M3 provide links to London and the south coast. Gatwick, Heathrow and Southampton airports are all reached in under an hour.









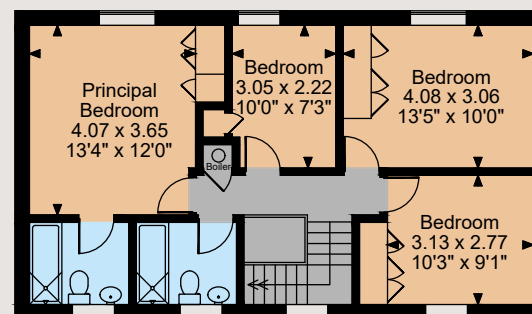
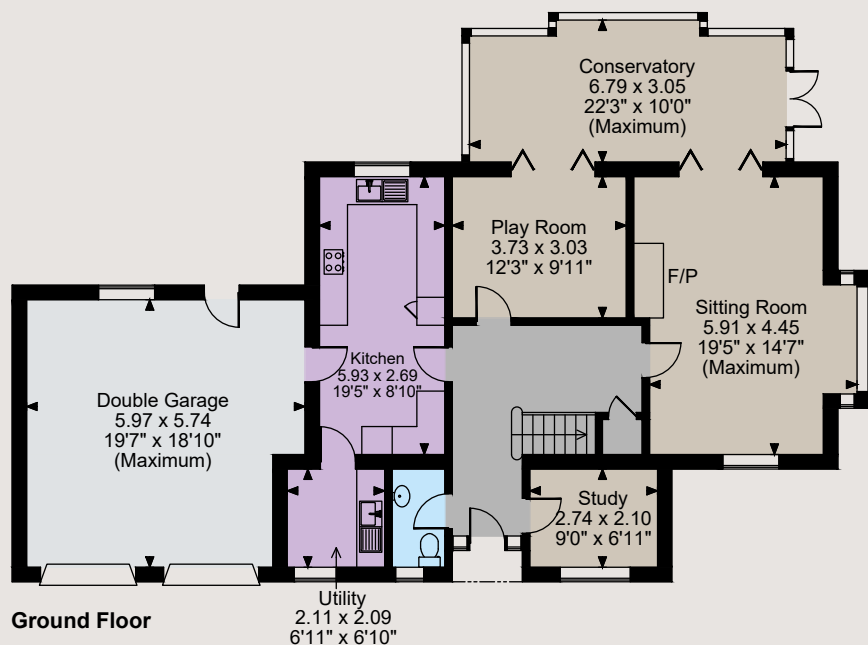
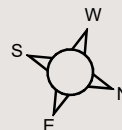
## Floorplans

Main House internal area 1,801 sq ft (167 sq m)

Garage internal area 351 sq ft (33 sq m)

Total internal area 2,152 sq ft (200 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Farnham, take the A325/West Street away from the town centre. At the Coxbridge Roundabout, take the second exit to stay on the A325 and continue into Wrecchlesham. At the mini roundabout, take the third exit to stay on the A325/The Street then left onto Quennells Hill. Turn right at the junction onto Echo Barn Lane then, at the roundabout, take the first exit onto Manley Bridge Road. Turn left onto Boundstone Road and then turn right onto Clare Mead. You will find the property immediately on the right.

## General

**Local Authority:** Waverley Borough Council

**Services:** All Main services

**Council Tax:** Band G

**Fixtures and Fittings:** By separate negotiation

**Tenure:** Freehold

**Guide Price:** £1,100,000

## Farnham

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